



TOWN OF EAST HAMPTON


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September 14, 2020

TO: Planning Board

FROM: Eric Schantz
Senior Planner 

RE: Verizon Wireless @ 106 Stephen Hands Path Personal Wireless Service
Facility (PWSF) Site Plan/Special Permit
SCTM# 300-193-2-4
106 Stephen Hands Path, Wainscott

Last Review Date: April 22, 2020

Items and Date Received: 09/11/20 Applicant submission; Cover letter re: Ten (10) sets of revised drawings prepared by APT Engineering – Scott M. Chasse PE (Sheet T-1 Title Sheet & Index); (Sheet VB101 Boundary & Topographic Survey – dated March 16, 2018); (Sheet R-1 1000' Radius Map dated April 15, 2019); (Sheet R-2 1000' Radius Property Owners April 15, 2019); (Sheet V-1 Vicinity Map dated April 15, 2019); (Sheet SP-1 Overall Site Plan – April 15, 2019); (Sheet Sp-2 Partial Site Plan dated April 15, 2019); (Sheet Sp-3 Access Drive Profile & Detail dated April 15, 2019); (Sheet EC-1 Erosion Control Notes & Details dated April 15, 2019); (Sheet CP-1 Compound Plan dated April 15, 2019); (Sheet A-1 Elevation dated April 15, 2019); (Sheet A-2 Elevations dated April 15, 2019); (Sheet C-1 Equipment Space Plan & Details dated April 15, 2019); (Sheet C-2 Antenna Plan & Details dated April 15, 2019); (Sheet C-3 Site Details dated April 15, 2019); (Sheet C-4 Verizon Equipment Light Details dated April 15, 2019); (Sheet M-1 Mechanical Plan & Detail dated April 15, 2019); (Sheet S-1 Structural Plan & Details); (Sheet E-1 Electrical Riser & Details dated April 15, 2019); (Sheet E-2 Electrical Plan, One Line Diagram & Details dated April 15, 2019); (Sheet E-3 Grounds Plans dated April 15, 2019); (Sheet E-4 Grounding Details dated April 15, 2019); (Sheet N-1 Notes & Specification dated April 15, 2019); Ten (10) packets of Visual Assessment and Photo-Simulations of the proposed Communication Facility prepared by APT Engineering in August 2020; Ten (10) Antenna Site FCC RF Compliance Assessment and Report prepared by Pinnacle Telecom Group, dated August 3, 2020, which demonstrates that the redesigned Communication Facility is compliant with the FCC's regulations; Ten (10) Supplemental RF Report prepared by C Squared Systems, LLC, dated August 28, 2020; Ten (10) Full Environmental Assessment Form prepared by VHB, dated August 20, 2020, Ten (10) copies of report prepared by VBH dated

September 1, 2020, which addresses the proposed unipole and visibility of same, environmental conditions at the Property, and alternative sites investigated; Ten (10) copies of Federal Aviation Administration Determination of No Hazard to Air Navigation issued on November 26, 2018, and Extension issued on May 13, 2020; Ten (10) copies of an advertisement placed in the East Hampton Star on August 13, 2020, by the Citizens for Better Cell Phone Coverages; and Ten (10) copies of correspondence from the Town Supervisor, dated August 14, 2020, addressing wireless coverage in the Town.

Background Information: Application has been made for a new personal wireless service facility consisting of a new 110' AGL stealth monopole containing eight (8) interior-mounted panel antennas, a 10' X 17' (170 sq. ft.) concrete pad with a canopy to situate electrical equipment on, an emergency propane generator with a 250 gallon tank, all to be situated in a 1,353 sq. ft. fenced-in compound along with a new gravel access road, lighting and re-vegetation.

The subject parcel is situated in Wainscott and is zoned A5: Residence with a Water Recharge Overlay District (WROD) designation. It is owned by the Town of East Hampton and contains maintenance and storage facilities of the East Hampton Town Highway Department. The property is also situated in a number of areas unique for groundwater protection including Suffolk County designated Pine Barrens and the South Fork Special Groundwater Protection Area. There are expansive areas of freshwater wetlands to the immediate west and partially on the subject parcel.

Issues for Discussion:

Height

At the time of the initial review, the Planning Board had asked for the applicants to consider proposing a facility with a 70' tall stealth monopole, which would be roughly 10' above existing tree height as encouraged by the specific special permit standards. The applicants have submitted a supplement RF report (prepared by C Squared Systems, LLC dated August 28, 2020). This report provides estimated service coverage for a 70' tall monopole and a 120' tall monopole for both "in-vehicle" and "in-building" scenarios. It is stated in this report and illustrated in the coverage maps that a 70' tall monopole would not be sufficient to alleviate a coverage gap and would not allow Verizon to provide coverage along Montauk Highway and link up with its recently-approved facility on Daniel's Hole Road. The applicants have reduced the proposed height of the stealth monopole from 120' AGL to 110' AGL. It is stated that this is not ideal but would be sufficient to meet Verizon's coverage needs while slightly reducing overall height.

Visual Assessment

At the time of the initial review, the applicants submitted a visual assessment based off of a balloon float and field reconnaissance performed on March 12, 2020. Renderings for 21 different locations in the surrounding area were provided. These renderings indicated that a 120' tall stealth monopole would be visible to varying degrees from the following locations:

- Town Highway Department facility on the subject parcel (year-round)
- Town recreational facility and playing fields to the north on Stephen Hands Path (year-round)
- Stephen Hands Path (year-round)
- Montauk Highway (both year-round and seasonally)
- Huckleberry Lane (both year-round and seasonally)

The Planning Board subsequently asked for additional visual renderings for both a 70' tall monopole and the then proposed 120' tall monopole at additional locations, specifically at Georgica Pond and Wainscott Stone Road. The applicants have not provided visual renderings for a 70' tall monopole as they have stated that this height is not feasible to alleviate coverage gaps, as noted above.

Visual renderings for the proposed 110' tall monopole at an additional six (6) locations have been provided. These include:

- Fernwood Lane at Stone Road
- Stone Road
- Main Street at Sayre's Path
- Wainscott Beach (end of Georgica Association Road)
- Georgica Beach (end of Ocean Avenue, Village of East Hampton)
- Fulling Mill Farm Preserve at Briar Patch Road

The visual renderings indicate that out of these additional locations the proposed facility would only be visible from Wainscott Beach. The Board should determine if these additional renderings are sufficient or if any additional information is required at this time.

Alternative Locations

As required by the specific special permit standards for a personal wireless service facility the Planning Department offered alternatives to the proposed project in the initial evaluation. These included a stealth monopole of shorter height, which as addressed above the applicants have identified as not feasible to alleviate their coverage needs, and one or more poles on the subject parcel and/or adjacent Town-owned parcels in the immediate area.

The applicants have submitted an evaluation of the feasibility of constructing one or more poles on adjoining properties (prepared by VHB dated September 1, 2020). The Board should read this evaluation however, in summary, the identified parcels were deemed to be less desirable alternatives for a number of reasons including; designation as nature preserves, greater required clearing, closer proximity to Montauk Highway, and greater visibility from the Town recreational facility.

Lighting

The applicants have submitted a site lighting plan (prepared by APT Engineering dated last revised July 31, 2020). A total of two (2) light fixtures are proposed for the canopy-

covered equipment area. Both fixtures are the same model, a 52 Watt LED fully-shielded wall pack mounted at 9' in height.

A 52 Watt fixture is excessive for this application as indicated by the photometric plot which identifies light incidence readings of 20 foot-candles. An alternative fixture of similar design and specifications not to exceed 12 Watts should be chosen. The lighting plan should be amended accordingly.

Grading & Drainage

At the time of the initial review the Planning Board required that a grading and drainage plan (or plans) be submitted. The applicants have submitted a grading plan which details existing and proposed grades for the new access road. A drainage plan and associated calculations has not been provided. The cover letter from Amato Law Group, PLLC dated September 11, 2020 notes that: "...the engineer advised that a drainage plan was not provided since the existing drainage patterns will remain the same and will not be altered by the proposed improvements on the Property..."

The Planning Department notes that the plans (Sheet SP-1 Partial Site Plan) indicate that the driveway will be gravel, presumably making it semi if not fully permeable and that the location of the driveway is a substantial distance from any property line. Storm water that runs off of the driveway will have ample area surrounding to facilitate direct recharge into the ground. However, the Board should determine if any additional information pertaining to drainage and storm water run-off control is required at this time.

The submitted plan does not provide details for the composition of the driveway or construction entrance (the plan merely identifies a "12' wide gravel access driveway"). A standard road profile indicating the type and size of the gravel as well as any base layer such as recycled concrete aggregate (RCA) should be provided for both the driveway and construction entrance. The applicants should note that recycled asphalt product (RAP) should not be used.

RF Engineer's Report

The applicants have submitted a radio frequency engineer's report (prepared by Pinnacle Telecom Group dated August 3, 2020) which verifies that the proposed facility will meet Federal Communications Commission (FCC) standards.

Federal Aviation Administration (FAA)

The applicants have submitted a determination of no hazard to air navigation from the Federal Aviation Administration.

Conclusion

In conclusion, the Board should determine if any additional information is required at this time, particularly as pertains to potential visual impacts. Should no additional information be required then it appears that the application is complete and ready to be scheduled for

a public hearing once an amended lighting plan and the information pertaining to driveway composition have been received.

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Planning Board Consensus

Is any additional information pertaining to visual impacts required?

Additional comments: _____

Should the proposed exterior lighting and lighting plan be amended as noted above?

Additional comments: _____

Should a standard driveway profile identifying what materials are proposed be submitted?

Additional comments: _____

Additional Board Comments:

